034.0	0003	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	456,500	/	456,500
USE VALUE:	456,500	/	456,500
ASSESSED:	456,500	/	456,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANDEJSEK VLADIMIR N
Owner 2:	
Owner 3:	
Street 1:	89 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .071 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Wood Shingle Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3075.000	128,700		327,800	456,500
Total Card	0.071	128,700		327,800	456,500
Total Parcel	0.071	128,700		327,800	456,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.39 | /Parcel: 576.39

Legal Description

User Acct: 23496

GIS Ref:

GIS Ref:

Insp Date: 12/07/18

Entered Lot Size

Total Land:

Land Unit Type:

!2788!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	128,700	0	3,075.	327,800	456,500		Year end	12/23/2021
2021	101	FV	128,700	0	3,075.	327,800	456,500		Year End Roll	12/10/2020
2020	101	FV	128,800	0	3,075.	327,800	456,600	456,600	Year End Roll	12/18/2019
2019	101	FV	102,900	0	3,075.	297,100	400,000	400,000	Year End Roll	1/3/2019
2018	101	FV	102,900	0	3,075.	281,700	384,600	384,600	Year End Roll	12/20/2017
2017	101	FV	102,900	0	3,075.	245,900	348,800	348,800	Year End Roll	1/3/2017
2016	101	FV	102,900	0	3,075.	210,000	312,900	312,900	Year End	1/4/2016
2015	101	FV	82,300	0	3,075.	194,700	277,000	277,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:02:46

LAST REV

Date	Time
07/15/19	09:18:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOU HSU-CHIANG	27155-279		3/25/1997		122,500	No	No	Y	

USER DEFINED

Prior Id # 1:	23496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2009	601	Manual	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	336	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3075		Sq. Ft.	Site		0	64.	1.67	3									327,839						327,800	

Total AC/HA:	0.07059	Total SF/SM:	3075	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 327,839	Spl Credit	Total: 327,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	174842
Depreciation:	46158
Depreciated Total:	128684

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

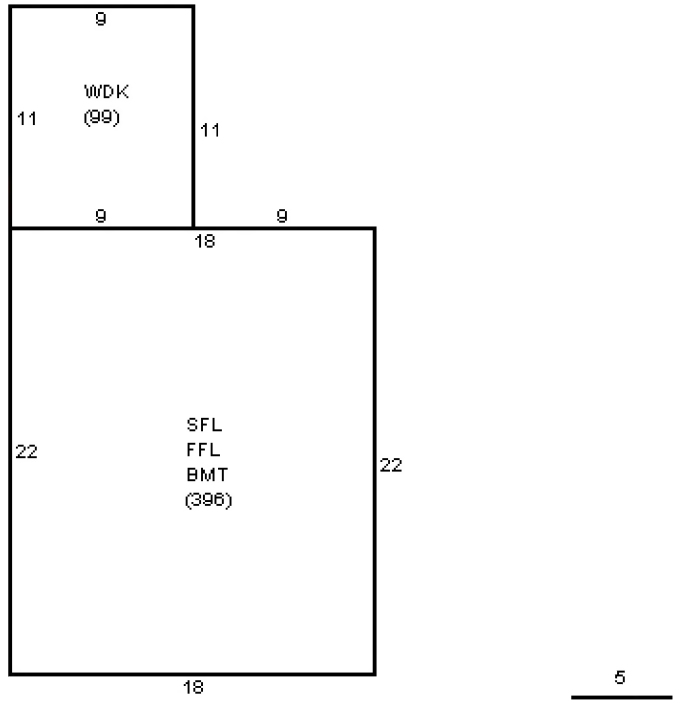
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	100.00
Final Total:	128700	Val/Su SzAd	162.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	99	14.950	1,480

Net Sketched Area:	1,287			Total:	116,342
Size Ad	792	Gross Area	1287	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	